

CITY OF PROVIDENCE
PUBLIC NOTICE

ZONING BOARD OF REVIEW

190 DYER STREET
PROVIDENCE, RHODE ISLAND 02903

FEBRUARY 1, 2005

Notice is hereby given that the Zoning Board of Review will meet as an Appellate Board concerning a decision rendered by the Director of the Department of Inspection and Standards. The Board will hear the following matter in the Probate Court Room, fifth floor, City Hall, 25 Dorrance Street, Providence, Rhode Island, Tuesday, February 15, 2005 at 5:00 p.m.

APPEAL FROM THE DECISION OF THE DIRECTOR OF THE DEPARTMENT OF INSPECTION AND STANDARDS: Appellant/Property Owner: DV8 Realty, LLC. The subject Property is located within an Industrial M-1 Zone at 536 Atwells Avenue, also known as the Providence Tax Assessor's Plat 33, Lot 539. This appeal is taken pursuant to Section 902.1 of the Zoning Ordinance and Section 45-24-63 under the State Enabling Act of the Rhode Island General Laws. The Director has denied a permit for two new wall mounted signs arguing that the signs do not meet the criteria set forth at Sections 603.1 and 603.2 of the Zoning Ordinance relating to signs that flash and/or have changing information. The Appellant proposes to install two wall mounted illuminated and electronic signs at the above-described premises and contends that the intervals in which the information on the signs changes is delayed between messages for a length of time that renders the script and/or displays to be non-flashing.

Notice is hereby given that the Zoning Board of Review will be in session in the Probate Court Room, fifth floor, City Hall, Tuesday, February 15, 2005, at 5:30 p.m., when all persons interested will be heard for or against the granting of the following applications for variances and special use permits under Section 902 of the Zoning Ordinance:

JOSEPH & DEBORAH GIARDELLO: 169 Courtland Street, Lot 558 on Assessor's Plat 32 in a Residential R-3 Zone; to be relieved from Sections 303-use code 14 and 304 pursuant to Section 200 in the proposed construction of a two-story 30' x 48' addition to this existing apartment building. The new construction would provide for three additional dwelling units, increasing the total number of apartments from eight to eleven units. The applicants are requesting a use variance for the additional units in this R-3 three-family district, and a dimensional variance relating to the lot coverage restriction. The lot in question contains approximately 17,770-sq. ft. of land area.

RIVERSIDE GATEWAY, LP, OWNER AND OLNEYVILLE HOUSING CORP., APPLICANT: 69 Aleppo Street, Lot 344 on Assessor's Plat 63 in a R-M Residential-Multi Family Zone; to be relieved from Sections 417 and 304 in the proposed construction of three buildings on one lot: two buildings would contain 3 dwelling units each and one building would contain 2 dwelling units. The applicant is requesting a dimensional variance in order to construct more than one main building on a lot, and further relief from the front yard setback regulation. The lot in question contains approximately 24,136-square feet of land area.

RIVERSIDE GATEWAY, LP, OWNER AND OLNEYVILLE HOUSING CORP., APPLICANT: 47-49, 63 & 65 Aleppo Street, 14 Pelham Street and 23-25 Hillard Street, Lots 435, 548, 550, 553, 552 & 549 on Assessor's Plat 63 in a R-M Residential-Multi Family Zone; to be relieved from Sections 304, 417 and 704.2(A) in the proposed demolition of two vacant buildings and the proposed construction of four buildings on one lot: one building would contain 4 dwelling units; one building would contain 3 dwelling units; and two buildings would contain 2 dwelling units each. The applicant proposes to merge these six lots into one lot and is requesting a dimensional variance seeking relief from regulations governing more than one main building on a lot, the front yard setback requirement, and the paving restriction, whereby more than 33 percent of the front yards would be paved in order to meet the parking requirement. The lots in question contain approximately 34,667-sq. ft. of land area.

RIVERSIDE GATEWAY, LP, OWNER AND OLNEYVILLE HOUSING CORP., APPLICANT: 2 Curtis Street, Lot 560 on Assessor's Plat 63 in a R-M Residential-Multi Family Zone; to be relieved from Section 304 in the proposed construction of a two-family dwelling. This lot currently sits vacant of structures. The applicant is requesting a dimensional variance and seeks relief from regulations governing the front yard setback requirement. The lot in question contains approximately 4,966-sq. ft. of land area.

RIVERSIDE GATEWAY, LP, OWNER AND OLNEYVILLE HOUSING CORP., APPLICANT: 11 Curtis Street, Lot 418 on Assessor's Plat 63 in a R-M Residential-Multi Family Zone; to be relieved from Sections 304 and 704.2 in the proposed construction of a new two-story, two family dwelling on this lot, which currently sits vacant of structures. The applicant is requesting a dimensional variance and seeks relief from regulations governing minimum lot size, whereby as per Section 204.3 the lot area requirement for a two-family dwelling in a R-M district on a substandard size lot (a legal non-conforming lot) is no less than 3,200 square feet. The subject property contains approximately 2,800-sq. ft. of land area. Further, the applicant proposes to pave more than 50 percent of the rear yard in order to provide the required three parking spaces.

RIVERSIDE GATEWAY, LP, OWNER AND OLNEYVILLE HOUSING CORP., APPLICANT: 22-24 Hillard Street Lot 450 on Assessor's Plat 63 in a R-M Residential-Multi Family Zone; to be relieved from Sections 304, 418 and 704.2 in the proposed construction of a new two family dwelling on this lot, which currently sits

vacant of structures. The applicant is requesting a dimensional variance and seeks relief from regulations governing minimum lot size, whereby as per Section 204.3 the lot area requirement for a two-family dwelling in a R-M district on a substandard size lot (a legal non-conforming lot) is no less than 3,200 square feet. The subject property contains approximately 3,060-sq. ft. of land area. In addition, the applicant proposes to pave more than 50 percent of the rear yard in order to provide the required three parking spaces and further seeks to construct a portion of the new structure within the required corner setback triangle.

THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.

THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT 401-421-7768, 48 HOURS IN ADVANCE OF THE HEARING DATE.

PETER D. CARNEVALE, SECRETARY